



**Miami-Dade County
Department of Planning and Zoning**

HEARING ADVERTISEMENT REVIEW TRANSMITTAL LETTER

May 20, 2006

**JUAN MAYOL JR.
701 BRICKELL AVENUE - #3000
MIAMI FL, 33131**

**Zoning Hearings Section
111 NW 1 STREET, SUITE 1110
MIAMI, FLORIDA 33128
(305) 375-2640**

Re: Zoning Hearing Application # Z2005000144 for ROYD LEMUS & RAQUEL LAU . Date filed: 18-MAY-05.

Dear **JUAN MAYOL JR. :**

Below is the zoning hearing advertisement (ad), which contains all zoning requests submitted by the applicant. Please review the request(s), property location, legal description of the subject property, etc. and advise me of any changes or omissions within 10 calendar days. See my e-mail and mailing addresses below. If you concur that the ad is satisfactory, the hearing file will be forwarded to the Zoning Evaluation Section for further processing and recommendation.

If you do not concur with the ad and wish to make changes to the request or to plans, or otherwise submit additional documents, such changes and submittals shall be accepted during the next available filing period when they will be incorporated into the ad. All changes to the hearing advertisement will be re-sent to you for your review and approval. If you fail to respond within 10 days, the file will proceed to the Zoning Evaluation Section for further review and evaluation.

Once departmental comments & clearance have been obtained from DERM, Public Works, the School Board and other pertinent departments, the Zoning Evaluation Section will prepare the Department's recommendation and will send it to you for your review. Once again you will be given a 10-day period to respond whether no further documents will be submitted or whether you intend to submit additional documentation (for example: the submittal of a draft covenant).

Once you communicate to us that you wish the application to proceed or if you fail to respond within 10 calendar days, the application will be forwarded to the Agenda Coordinator's Office to be scheduled for hearing. If changes are requested by the Applicant, the changes and submittals shall be accepted during the next available filing period and will be incorporated into the ad. All changes will be resent to you for your review.

Please select one of the following options and send it to the Zoning Hearing Specialist listed below:

- ☐ I concur with the advertisement.
- ☐ I find the following problem or omission: _____
- ☐ I will be making changes to the application or Plans. Please hold the file.

I understand that changes to the advertisement may require additional fees and that my hearing will not be scheduled until all fees have been paid.

SEE ATTACHED ADVERTISEMENT

Please respond to **CASSANDRA HENDERSON** at SDE@miamidade.gov, or mail to below address.

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(305) 375-2640

Applicant's Draft

HEARING No. 06-3-CZ14-2 (05-144)

STR: 12-56-38

Council Area: C14

Commissioner Dist.: 09

APPLICANT: ROYD LEMUS & RAQUEL LAU

() The applicant is appealing the decision of CZAB 14, which denied with prejudice the following:

(1) DBC from AU to BU1A

(2) Applicant is requesting to waive the zoning regulation requiring a 5' high masonry wall where a business lot abuts EU zone property, along the rear (west) and interior side (south) property lines.

(3) Applicant is requesting to waive the zoning regulations requiring all uses to be conducted within completely enclosed buildings or within an area completely enclosed with walls; to permit the uses in an unenclosed structure.

(4) Unusual Use for outdoor dining.

(5) Applicant is requesting to waive the zoning regulations requiring Krome Avenue to be 180' in width; to permit 50' of dedication (90' required) on the west side of Krome Avenue adjacent to the subject property.

OR IN THE ALTERNATIVE TO REQUEST #5, THE FOLLOWING:

(6) Applicant is requesting to permit 51 parking spaces (75 required).

Upon a demonstration that the applicable standards have been satisfied, approval of request # 2-3 & 5 may be considered under Section 33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #6 may be considered under Section 33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under Section 33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the zoning department entitled "Redland Market", as prepared by Rocco J. Ceo, consisting of 3 sheets date stamped received 09-21-05. Plans may be modified at public hearing.

SUBJECT PROPERTY: (legal description)

SEE EXHIBIT "A"

LOCATION: THE SOUTHWEST CORNER OF S.W. 177 AVENUE & S.W. 208 STREET, MIAMI-DADE COUNTY,
FLORIDA.

SIZE OF PROPERTY: 2.5 ACRES

PRESENT ZONING: AU Agricultural - Residential 5 Acres Gross

CONTACT PERSON: JUAN MAYOL JR.
701 BRICKELL AVENUE - #3000
MIAMI FL, 33131
(305) 789-7787